

PB# 98-26

**STEELE ROAD PROFESSIONAL BLDG.
SITE PLAN**

4-1-71

Approved 11/24/98

DATE August 7, 1998 RECEIPT 065477

RECEIVED FROM Steele Road Realty, LLC

Address _____

One Hundred and One ¹⁰⁰ DOLLARS \$ 100.00

FOR Planning Board Application Fee

BY Donna M. Hansen

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	\$ 100.00
AMOUNT PAID		CHECK	\$ 100.00
BALANCE DUE		MONEY ORDER	

DATE August 7, 1998 RECEIPT NUMBER 98-26

RECEIVED FROM Steele Road Realty LLC

Address 10 Steele Road - New Windsor, N.Y. 12553

Seven Hundred Fifty ⁰⁰ DOLLARS \$ 750.00

FOR Site Plan Escrow

BY Nyssa Mason, Secretary

ACCOUNT		HOW PAID	
BEGINNING BALANCE	750 -	CASH	
AMOUNT PAID	750 -	CHECK	#103
BALANCE DUE	-0 -	MONEY ORDER	

DATE November 23, 1998 RECEIPT NUMBER 98-26

RECEIVED FROM Steele Road Realty LLC

Address 10 Steele Rd - New Windsor, NY 12553

Two Hundred Thirteen ²⁰ DOLLARS \$ 213.20

FOR 2% Inspection fee (2% of \$10,660.00 cost estimate)

BY Nyssa Mason, Secretary

ACCOUNT		HOW PAID	
BEGINNING BALANCE	213 20	CASH	
AMOUNT PAID	213 20	CHECK	#135
BALANCE DUE	-0 -	MONEY ORDER	

DATE 11/24/98 RECEIPT 037379

RECEIVED FROM Steele Road Realty

Address _____

One Hundred ⁰⁰ DOLLARS \$ 100.00

FOR #98-26 Approval - Planning Board

BY Dorothy Hansen

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID		CHECK	#134
BALANCE DUE		MONEY ORDER	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/24/98

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 98-26

NAME: STEELE ROAD PROFESSIONAL BUILDING

APPLICANT: STILLMAN, DEBRA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/26/98	P.B. APPROVAL FEE	CHG	100.00		
11/23/98	REC. CK. #134	PAID		100.00	
			-----	-----	-----
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/24/98

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
4% FEE

FOR PROJECT NUMBER: 98-26

NAME: STEELE ROAD PROFESSIONAL BUILDING
APPLICANT: STILLMAN, DEBRA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/19/98	2% OF 10,660.00 INSP. FEE	CHG	213.20		
11/23/98	REC. CK. #135	PAID		213.20	
			-----	-----	-----
		TOTAL:	213.20	213.20	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/02/98

PAGE: 1

LISTING OF PLANNING BOARD **ACTIONS**

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 98-26

NAME: STEELE ROAD PROFESSIONAL BUILDING

APPLICANT: STILLMAN, DEBRA

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/24/98	PLANS STAMPED	APPROVED
08/26/98	P.B. APPEARANCE . NEED COST ESTIMATE	APPROVED COND.
08/12/98	P.B. APPEARANCE . NEED LANDSCAPE PLAN - NEED SITE VISIT W/HIGHWAY SUPERINTENDT . FOR DRAINAGE - PARKING AREA TO BE PAVED .	TO RETURN
08/05/98	WORK SESSION APPEARANCE	SUBMIT
05/06/97	WORK SESSION APPEARANCE	RETURN

Notified Debra Lotland
of fees on 11/19/98

11/19/98
98-26

SITE PLAN FEES - TOWN OF NEW WINDSOR
(INCLUDING SPECIAL PERMIT)

APPLICATION FEE:.....\$ 100.00

* * * * *

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$ _____

MULTI-FAMILY SITE PLANS:

_____ UNITS @ \$100.00 PER UNIT (UP TO 40 UNITS)....\$ _____

_____ UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS).....\$ _____

TOTAL ESCROW PAID:.....\$ _____

* * * * *

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 100.00 ①

PLAN REVIEW FEE (MULTI-FAMILY): A. \$100.00
PLUS \$25.00/UNIT B. _____

TOTAL OF A & B: \$ X

RECREATION FEE: (MULTI-FAMILY)

\$500.00 PER UNIT

_____ @ \$500.00 EA. EQUALS: \$ X
NUMBER OF UNITS

SITE IMPROVEMENT COST ESTIMATE: \$10,660.00

2% OF COST ESTIMATE \$ _____ EQUALS \$ 213.20 ②

TOTAL ESCROW PAID:.....\$ _____

TO BE DEDUCTED FROM ESCROW: _____

RETURN TO APPLICANT: \$ _____

ADDITIONAL DUE: \$ _____

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/19/98

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 98-26

NAME: STEELE ROAD PROFESSIONAL BUILDING
APPLICANT: STILLMAN, DEBRA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/07/98	REC. CK. #103	PAID		750.00	
08/12/98	P.B. ATTY. FEE	CHG	35.00		
08/12/98	P.B. MINUTES	CHG	40.50		
08/26/98	P.B. ATTY. FEE	CHG	35.00		
08/26/98	P.B. MINUTES	CHG	18.00		
11/10/98	P.B. ENGINEER FEE	CHG	409.50		
11/19/98	RET. TO APPLICANT	CHG	212.00		
			-----	-----	-----
		TOTAL:	750.00	750.00	0.00

Save to L.R. 11/19/98

**BRADY
ENGINEERING**

**POST OFFICE BOX 482
WALDEN, N.Y. 12586-0482**

Civil/Environmental Services

(914) 778-4006

October 7, 1998

**IMPROVEMENT COST ESTIMATE
for
STEELE ROAD PROFESSIONAL BUILDING**

DESCRIPTION	QUANTITY	UNIT PRICE	COST
Paved Parking Lot	745 S.Y.	\$ 9 / S.Y.	\$ 6,710
Handicapped Sign	1 Each	\$ 150 each	\$ 150
Landscaping	Lump	\$ 3,800	<u>\$ 3,800</u>
		TOTAL	<u>\$ 10,660</u>

2%
\$ 213.20

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/26/98

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 98-26

NAME: STEELE ROAD PROFESSIONAL BUILDING
APPLICANT: STILLMAN, DEBRA

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	08/20/98	MUNICIPAL HIGHWAY	08/21/98	APPROVED
REV1	08/20/98	MUNICIPAL WATER	08/21/98	APPROVED
REV1	08/20/98	MUNICIPAL SEWER	08/13/98	APPROVED
REV1	08/20/98	MUNICIPAL FIRE	08/25/98	APPROVED
ORIG	08/07/98	MUNICIPAL HIGHWAY	08/12/98	APPROVED
ORIG	08/07/98	MUNICIPAL WATER	08/11/98	APPROVED
ORIG	08/07/98	MUNICIPAL SEWER	08/20/98	SUPERSEDED BY REV1
ORIG	08/07/98	MUNICIPAL FIRE	08/10/98	APPROVED

RESULTS OF P.B. MEETING OF: August 22, 1998

PROJECT: Steele Road Pap. Bldg. **P.B.#** 98-26

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y___ N___

M) 5 S) A VOTE: A 4 N 0

2. TAKE LEAD AGENCY: Y___N___

CARRIED: YES ☒ NO ☐

M)___ S)___ VOTE: A___ N___

CARRIED: YES NO

WAIVE PUBLIC HEARING: M)___S)___ VOTE: A___N___ WAIVED: Y___N___

SCHEDULE P.H. Y N

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED: _____

M) 5 S) A VOTE: A 4 N 0 APPROVED CONDITIONALLY: 8-26-98

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

[illegible]

STEELE ROAD PROFESSIONAL BUILDING (98-26) - STEELE ROAD

Mr. Patrick Brady appeared before the board for this proposal.

MR. BRADY: Since our meeting of Wednesday, August 12, I met with Mr. Edsall and Mr. Pullar from the Highway Department to address the paving of the existing parking area out there and we have come to a conclusion that we would pave the parking area. We delineated the parking to be paved in the shaded area and discussing on the recommendation that we'd ask the board if they'd waive the curb requirements due to the drainage in the area, it was felt that we would want sheet flow to cross the parking lot and disperse evenly across the lawn areas as opposed to concentrating it and channeling it to the retaining wall.

MR. PETRO: You're going to use the same sheet flow, that's what he's talking about?

MR. BRADY: Yes, wants it all to sheet evenly to the lawn areas, so it's not concentrated to affect the retaining wall. We have also added the landscaping plan called for, all the particular items to be planted in there. We have shown that we're going to remove the existing railroad tie planting area along the building, replace it with a unilock wall and provide a patio area with a bench.

MR. PETRO: Mark, you saw the letter from Mr. Pullar?

MR. EDSALL: Yes, I did, I was present at the meeting and the memo reflects as I recall the discussions at the site.

MR. PETRO: You feel that the plan reflects his wishes at this time?

MR. EDSALL: Yes.

MR. PETRO: Very good. We have highway approval on 8/11/98 and fire approval 8/25/98. What other concerns did we have at the last meeting that we have addressed?

MR. BRADY: The dumpster location Mark had brought up and we discussed and we have moved it to the east side of the building so it would be easier for a truck to move into this area here and back in and load up the dumpster and pull out and that would be the only other item was the discussion of the pavement, landscaping, drainage and the dumpster.

MR. ARGENIO: I seem to remember some discussion about lighting, Mark, what was--

MR. BRADY: We had existing lighting.

MR. EDSALL: There was discussion relative to the need for lighting plan or additional lighting and as I recall, Mr. Brady identified all the locations of existing lighting both on the perimeter of the site plan as well I believe proposed lighting or existing lighting rather on the building itself and I think we agreed it was adequate.

MR. PETRO: You find the lighting is acceptable as the planning board engineer?

MR. EDSALL: Yeah, there's plenty of existing lighting, I don't believe they need any additional lighting.

MR. PETRO: Touch on the landscaping, could you go over that?

MR. BRADY: What we had proposed was this landscaping bed along here, along the west side, north side of the building. What was proposed was a mixture of junipers, rhododendrons, purple plum tree and another variety of juniper.

(Whereupon, Mr. Lander entered the room.)

MR. PETRO: Let the minutes reflect that Mr. Lander is now with us, please. Okay, we took lead agency and we have also waived the public hearing at the last meeting, considering that we are moving up in uses, if you want to use that terminology, in other words, going from a body shop to a professional office, the only thing left to do is procedural.

MR. STENT: Motion to declare negative dec.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a negative dec under the SEQRA process for the Steele Road professional building site plan. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: I see no other outstanding issues as far as the engineer's comments. Ron, we had gone over that drainage with the sheet flow, we had a letter here from Mr. Pullar, he had the concerns both of which have been addressed at the workshop and are implemented on this plan, that should bring you up to snuff on that. The lighting that we had gone over that was sufficient and I just don't see anything else at this time.

MR. STENT: Make a motion that we approve Steele Road professional building site plan.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Steele Road professional site plan on Steele Road. Is there any further discussion from the board members?

MR. EDSALL: Mr. Chairman, they'll need to submit the normal bond estimate.

MR. PETRO: So be it. It's on the minutes. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. PETRO	AYE



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

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507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
e-mail: mhepa@ptd.net



**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

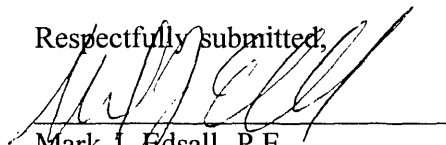
REVIEW NAME: STEELE ROAD PROFESSIONAL BUILDING SITE PLAN
PROJECT LOCATION: SECTION 4-BLOCK 1-LOT 71
PROJECT NUMBER: 98-26
DATE: 26 AUGUST 1998
DESCRIPTION: THE APPLICATION PROPOSES A CHANGE IN USE FOR THE EXISTING TWO-STORY BUILDING ON STEELE ROAD. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 12 AUGUST 1998 PLANNING BOARD MEETING.

1. As previously indicated, the property is located within the PI Zoning District of the Town. The site plan as submitted meets the minimum bulk requirements, with some pre-existing conditions taken into consideration.
2. The Applicant has revised the plan in accordance with my previous review comments and the discussions at the field meeting held on 13 August 1998 with the Highway Superintendent.

At this time, I believe all changes requested to the plan have been accomplished on the latest plan submitted.

3. The Planning Board has assumed the position of Lead Agency for the review and has waived the Public Hearing. At this time, I believe the Board should consider a Negative Declaration under the SEQRA process.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:STEELE2.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

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REVIEW NAME: STEELE ROAD PROFESSIONAL BUILDING SITE PLAN
PROJECT LOCATION: SECTION 4-BLOCK 1-LOT 71
PROJECT NUMBER: 98-26
DATE: 12 AUGUST 1998
DESCRIPTION: THE APPLICATION PROPOSES A CHANGE IN USE FOR THE EXISTING TWO-STORY BUILDING ON STEELE ROAD. THE PLAN WAS REVIEWED ON A CONCEPT BASIS.

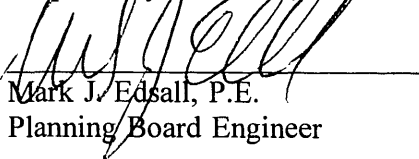
1. The property is located within the PI Zoning District of the Town. The "required" bulk information shown on the plan appears correct for the zone and use group. The "existing" bulk information reflects some existing conditions which are pre-existing and apparently have received area type variances in the past.
2. I performed a preliminary concept review of the site plan and provide the following comments:
 - a. Currently, the easterly parking area is paved and the north and west areas remain gravel. The Board should discuss, with the Applicant, their desire for paving the gravel areas. As well, the Board should discuss potential drainage impacts if the areas are paved.
 - b. The site just meets the minimum parking requirements and it should be noted that one existing space is located within the limits of the Steele Road assumed right-of-way. The Board should review the "optional parking space" located on the north side of the building. The Board should discuss if this area is preferred as green area or should be converted for parking.
 - c. On the west side of the building, the existing railroad tie wall is noted to be removed. It is required that this be relocated to address the grade differential?

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: STEELE ROAD PROFESSIONAL BUILDING SITE PLAN
PROJECT LOCATION: SECTION 4-BLOCK 1-LOT 71
PROJECT NUMBER: 98-26
DATE: 12 AUGUST 1998

- d. The Board should discuss, with the Applicant, the existing landscaping and determine if additional landscaping or landscaping modifications are required as part of this application.
 - e. The existing building has lighting on the east and west elevations. In addition, street type fixtures are apparently on the west side and near the entrance. The Board should determine if additional information need be submitted or the existing lighting will be accepted as is.
 - f. The parking on the west side of the building is not provided with a back-out area on the south end of the parking lot. This area is occupied by the dumpster.
 - g. It would appear that, if the dumpster is located along the southerly property line, some grade adjustment will be necessary.
3. I recommend that the Board review this plan in concept and identify any areas of concern. Given the site conditions and my initial concerns, I recommend that a field review be performed of this site. Regarding the technical review, I would suggest that the Applicant's Engineer, the Highway Superintendent and the undersigned meet on site to discuss same.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:STEELE.mk

STEELE ROAD PROFESSIONAL BUILDING SITE PLAN (98-26)
STEELE ROAD

Mr. Patrick Brady appeared before the board for this proposal.

MR. BRADY: What we're here tonight for is a site plan approval for an existing two story building on Steele Road, property is located on the westerly side of Steele Road approximately 300 feet south of Little Britain Road. The structure as it stands currently was formally an auto restoration business and had received variances for side yard and couple other items which are listed.

MR. PETRO: What building is this, Mike?

MR. BABCOCK: Pietrzak's garage.

MR. PETRO: Up on the hill?

MR. BABCOCK: Yes.

MR. BRADY: What we're here tonight for is a change of use. We have the owner here, Miss Stillman, she wishes to put in professional offices. Currently, there's an existing gravel parking lot which the outline is shown on there and what we had provided here for is showing the meeting the parking requirements. There is existing lighting on the site, existing sewer, water, we're intending to lessen the environmentally problematic use. We have existing lighting, we have proposed, we have a proposed landscaping plan which wasn't made part of this application but which will be on the next set of plans. And what's shown here we had shown curb stops and at workshop sessions with Mark, we had discussed possibly leaving the parking lot gravel for drainage purposes. This building was built on an area that is shallow to bedrock so to put in any drainage structures or some kind of subsurface would likely be prohibited. So what we're proposing to, since there's an existing parking area we're redefining it and using curb stops to define the spaces. The lines shown to the north of the building in the gravel area are just there for representation purposes to

delineate the number of parking spaces.

MR. LANDER: Young man, I think it calls for dust free surface and I think it has to be.

MR. BRADY: We're coming to the board to ask possibly for a waiver.

MR. LANDER: No, I'm only one member, but I couldn't see how that could happen, but I'm only one member. How are you going to mark the lines on shale? They'll be gone in a day.

MR. BRADY: The curb stops would delineate the parking spaces. Here, we'd provide for painting and handicapped parking, the access to the south of the building is at grade which would provide for the handicapped access and access to the north that does have access by way of stairways, so best bet is to put the handicapped would be in the paved area to the south of the building.

MR. LANDER: Is that before the hill? It's pretty steep coming in there.

MR. BRADY: Yes, there's a retaining wall here and there is eight to ten feet along the front.

MR. LANDER: Railroad tie wall?

MR. BRADY: Yes.

MR. PETRO: The parking spaces are to remain gravel, is that part of the required parking?

MR. BRADY: Yes.

MR. PETRO: Needs to be paved, let's talk about something else.

MR. BRADY: Okay, one issue would be we would ask that maybe the board might waive a public hearing when we, we'd like to come back on the 26th, we're proposing less.

MR. LANDER: What zone?

MR. BRADY: PI, Planned Industrial.

MR. LANDER: You still need a variance, don't you, for I thought that is what you had mentioned?

MR. BRADY: No, there were previous variances granted for the building, we're not changing anything on the building, we're not worsening any of the existing conditions actually.

MR. LUCAS: How many more parking spaces do you need then?

MR. BRADY: Well, currently, there's no delineation of parking, so I don't know what was required under the auto restoration.

MR. LUCAS: Can you just put enough of the paving to meet the required?

MR. BRADY: We're required 18 spaces and we have provided for 19 so now Mark and I also discussed we talked about having a site meeting with the Jim Pullar from the highway department to discuss the drainage issue and the pavement.

MR. EDSALL: For the compliance of parking is the optional space included in your 19, I believe?

MR. BRADY: Yes.

MR. PETRO: 2B you're talking about?

MR. EDSALL: Yeah. Reason I'm saying maybe, in other words, to strictly comply, you don't have to have the option, as long as the board accepts the one space that exists over the right-of-way line which pre-exists.

MR. PETRO: I don't have a problem, just required parking has to be paved, certainly don't have to do anymore than that.

MR. BRADY: No, I think Mark was getting at another,

see, if the right-of-way for Steele Road encroaches upon the property, as you can see here, this is a guiderail, wooden guiderail, so currently, the parking is in the right-of-way of the road, but it's not going to affect the actual right-of-way because the 10 to 12 foot change in grade here so Marks, if I'm reading it correctly--

MR. PETRO: You don't need to pave that.

MR. BRADY: No, this parking spot is not actually on our property.

MR. LANDER: So, he's saying he's missing a spot if it's on the property, it's on Town of New Windsor property.

MR. PETRO: Looks like he had enough parking with all that.

MR. LANDER: Mr. Chairman, let me just say that I want the parking lot paved, but you don't have to pave everything that is here as far as up to this railroad tie wall, I'd have to have a site visit to really take a look at it, but you wanted to make a road coming around to this parking, have to be two-way traffic.

MR. BRADY: Yeah, you'd basically have to pave where I delineated this green area.

MR. LANDER: This is the walk here, right?

MR. BRADY: Yes.

MR. LANDER: There is guardrail up there?

MR. BRADY: Yes, as I said, this is an existing gravel parking lot area, it's not really a major task to pave it actually the applicant prefers.

MR. LANDER: You say it's wooden guardrail?

MR. BRADY: Yes.

MR. LANDER: Leave it stone from here to here.

MR. BRADY: Right now, existing grassway, we may be able to put in some kind of oversized seepage pit to put in the sheet flow water, but there's no recommended way of getting it down off this site and down into here.

MR. PETRO: Mark, I'm just asking Andy, public hearing for change of use, isn't that required?

MR. EDSALL: No, if it was special permit, but it's just a site plan, regular site plan.

MR. PETRO: Discretionary judgment?

MR. EDSALL: Yes.

MR. PETRO: All around this site we have, I know we have the other professional building, Dave Towers' building.

MR. BRADY: There's an attorney's office to the corner, there's a parking lot across the street and you have Macbeth site but that is a wooded area.

MR. PETRO: It's permitted use in the zone, correct?

MR. BABCOCK: Right and Mr. Chairman, anybody that would rather have an auto restoration instead of office building.

MR. PETRO: You're decreasing.

MR. EDSALL: The intensity is going down for sure.

MR. LUCAS: No problem.

MR. PETRO: It's going from a body shop to professional office and that is all that is round it, who could possibly complain saying I'd rather have the body shop?

MR. LANDER: You can always get somebody to complain.

MR. PETRO: What else do you see is outstanding discussion that we should look at right now?

MR. EDSALL: You've made your decision on the paving inasmuch as there's an existing parking space that moves off onto the road right-of-way, are you willing to accept that as a continued non-conformance as it may be because if you don't, you have to require him to provide the spaces and by the looks of it, that's not a great place for a parking space.

MR. PETRO: I'd rather go with the old use just continue using it, leave it alone and it's certainly large enough.

MR. EDSALL: The other questions would be is that you all I think are somewhat familiar with the site, you want to leave well enough alone with landscaping and lighting, I don't believe there's any problem, but I want it on the record.

MR. BRADY: We do have a proposed landscaping plan.

MR. EDSALL: Lighting and--

MR. PETRO: Why don't you go over that landscaping?

MR. LANDER: Plan on any lighting?

MR. BRADY: There's two existing town, Central Hudson provides light on this pole here and this pole here, then there's an existing light on the back of the building, an existing light on the front, well, the south and the north end of the building, the building is sufficiently lighted, I mean if you want isolux curves and that information, we can provide it, but we're basically working with an existing condition.

MR. PETRO: How about drainage, did we look at that at all?

MR. EDSALL: Drainage, we're going to have to look at that is why I suggested we get together with Jim Pullar. One of my concerns is where the drainage will be directed, cause I don't believe there's any drainage structures within Steele Road.

MR. LANDER: Down at the bottom there is, down by the law office.

MR. BRADY: It's a round, circular catch basin.

MR. EDSALL: We'll have to look at that.

MR. PETRO: Meet with him and go over the drainage, give us an idea what's going to happen with that.

MR. BRADY: Here's a landscaping plan that was prepared by--

MR. PETRO: You're going to incorporate that into the actual plans?

MR. BRADY: Yes.

MR. LANDER: How many square feet of new paving are you going to put on the site? What would you guess here, I don't think you're putting that much impervious surface?

MR. BRADY: The increased runoff is going to be basically insignificant because currently, it's like an item type gravel parking area, so you don't get as much sheet flow as pavement, but it's not like having an existing--

MR. PETRO: Let Mr. Pullar look at it and have Mark say it's no problem and we'll go with it.

MR. EDSALL: Ron may be right, that it may be that the existing surface is so packed down that it's going to be very little difference.

MR. BRADY: Here's the, if you see to the north of the building, there's a little retaining wall that we're going to move back to provide the parking and we have shown some junipers, rhododendrons, purple plum tree, we're going to provide some hemlocks around the dumpster area in the rear here and along the front. We have some more junipers and rhododendrons. We're also going to provide a little picnic, not picnic, but picnic bench with Unilock pavers and some pots with

plantings in them, that would fall in this area here in the front.

MR. STENT: Make a motion we declare lead agency on the Steele Road professional building site plan.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Steele Road professional building site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. STENT: I think he's looking for waiver of public hearing and then we can put all that in there. Make a motion we waive the public hearing on the Steele Road professional building..

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for Steele Road professional building site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: He's going to review it with the engineer and Mr. Pullar and we need to see the landscaping plan

August 12, 1998

27

incorporated on the plan and he can also address any other of Mark's comments that have not been addressed, such as the dumpster might not fit exactly where you have it.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

14 August 1998

MEMORANDUM

TO: Town Planning Board

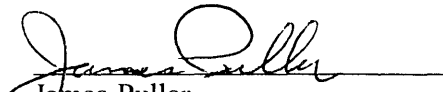
FROM: James Pullar, Town Highway Superintendent

SUBJECT: STEELE ROAD PROFESSIONAL BUILDING (STILLMAN)
PLANNING BOARD APPLICATION NO. 98-26

On the afternoon of August 13, 1998, I met at the subject site with Planning Board Engineer Mark J. Edsall and the Applicant's Engineer, Patrick Brady. It is my understanding that the Planning Board will be requiring paving for the currently unpaved portions of this site. Based on same and my field review, I have the following recommendations:

1. The Planning Board should ask the design engineer not to concentrate the site stormwater discharge, but rather allow same to "sheet flow" off the pavement.
2. Grades for the proposed pavement should be adjusted, such that the "sheet flow" is fairly evenly distributed along the perimeter of the new parking area.

There have been some drainage problems in the past in this area and I believe the above-mentioned steps would help avoid any increase in the problems. If you need any additional input, please contact me.


James Pullar
Highway Superintendent
JPmk

cc: Mark J. Edsall, P.E., Planning Board Engineer
A:8-14-4E.mk

RESULTS OF MEETING OF: August 13, 1978

PROJECT: West Road Prof. Bling

P.B.# 98-26

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y___ N___

M)___ S)___ VOTE: A___ N___

2. TAKE LEAD AGENCY: Y ☒ N___

CARRIED: YES___ NO___

M) S S) A VOTE: A 5 N 0

CARRIED: YES ☒ NO___

Next Meeting ↑

WAIVE PUBLIC HEARING: M) S S) A VOTE: A 5 N 0 WAIVED: Y ☒ N___

SCHEDULE P.H. Y___ N___

SEND TO O.C. PLANNING: Y___

SEND TO DEPT. OF TRANSPORTATION: Y___

REFER TO Z.B.A.: M)___ S)___ VOTE: A___ N___

RETURN TO WORK SHOP: YES___ NO___

APPROVAL:

M)___ S)___ VOTE: A___ N___ APPROVED: _____

M)___ S)___ VOTE: A___ N___ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y___ N___

DISCUSSION/APPROVAL CONDITIONS:

<i>Landscaping plan to be submitted</i>
<i>Parking areas to be paved.</i>
<i>Need site meeting w/ Jim Pullar for drainage</i>



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4631
Fax: (914) 563-4693

Assessors Office

August 10, 1998

Ms. Debra Stillman
18 Jodi Dr.
Newburgh, NY 12550

Re: 4-1-71

Dear Ms. Stillman:

According to our records, the attached list of property owners for the above parcel are abutting and across any street.

The charge for this service is \$25.00, which is covered by your deposit paid on 8/10/98.

Sincerely,

LESLIE COOK
Sole Assessor

/cad
Attachment

CC: Myra Mason, PB

R-FAM LLC
6 Commonwealth Ave.
Newburgh, NY 12550

Kollmorgen Instruments Corp.
405 Little Britain Rd.
New Windsor, NY 12553

Elaine Pietrazk
10 Steele Rd.
New Windsor, NY 12553

George J. Meyers, Supervisor
Town of New Windsor
555 Union Ave.
New Windsor, NY 12553

Dorothy H. Hansen, Town Clerk
Town of New Windsor
555 Union Ave.
New Windsor, NY 12553

Andrew Krieger, Esq.
219 Quassaick Ave.
New Windsor, NY 12553

James R. Petro, Chairman
Planning Board
555 Union Ave.
New Windsor, NY 12553

Mark J. Edsall, P.E.
McGoey and Hauser
Consulting Engineers, P.C.
45 Quassaick Ave.
New Windsor, NY 12553



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

AUG 20 1998

N.W. HIGHWAY DEPT.

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98 - 26

DATE PLAN RECEIVED: RECEIVED AUG 19 1998

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ✓,
disapproved _____.

If disapproved, please list reason _____

W. James Sullivan 8/21/98
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98 - 26

DATE PLAN RECEIVED: RECEIVED AUG 19 1998

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Jeck rd. Prof. building _____ has been

reviewed by me and is approved ☒ _____,

disapproved ☐ _____.

~~If disapproved, please list reason~~ _____

No water in area - _____

HIGHWAY SUPERINTENDENT _____ DATE _____

Steve D. D. - 8-21-98
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98 - 26

DATE PLAN RECEIVED: RECEIVED AUG 7 1998

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

_____ for the building or subdivision of

STEELE RD. PROFESSIONAL BLDG. has been

reviewed by me and is approved ✓

disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

[Signature] 8/13/98
SANITARY SUPERINTENDENT DATE

INTER-OFFICE MEMORANDUM

TO: New Windsor Planning Board

FROM: Town Fire Inspector

DATE: August 25, 1998

SUBJECT: Steele Road Professional Bldg.

Planning Board Reference Number: PB-98-26

Dated: 19 August 1998

Fire Prevention Reference Number: FPS-98-046

A review of the above referenced subject site plan was conducted on 24 August 1998.

This site plan is acceptable.

Plans Dated: 18 August 1998 Revision 1

A handwritten signature in black ink, appearing to read 'Robert F. Rodgers', is written over a horizontal line.

Robert F. Rodgers; C.C.A.
Fire Inspector

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

98 - 26

DATE PLAN RECEIVED:

RECEIVED AUG 7 1998

RECEIVED

AUG 11 1998

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒

disapproved _____.

If disapproved, please list reason _____

W. J. Sullivan 8/11/98
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE MEMORANDUM

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: August 10, 1998

SUBJECT: Steele Road Professional Bldg.

Planning Board Reference Number: PB-98-26

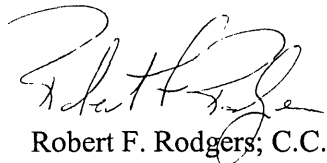
Dated: 7 August 1998

Fire Prevention Reference Number: FPS-98-041

A review of the above referenced subject site plan was conducted on 7 August 1998.

This site plan is acceptable.

Plans Dated: 5 August 1998.

A handwritten signature in black ink, appearing to read 'Robert F. Rodgers', is written over the printed name and title.

Robert F. Rodgers; C.C.A.
Fire Inspector



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98 - 26
DATE PLAN RECEIVED: RECEIVED AUG 7 1998

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Steel rd. prof. building _____ has been

reviewed by me and is approved L _____,

~~disapproved~~ _____.

If ~~disapproved~~, please list reason _____

No town water on Steel rd.

HIGHWAY SUPERINTENDENT DATE

Steve Di. Do - 8-11-98
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor

P/B # 98 - 26

WORK SESSION DATE: 5 AUG 98

APPLICANT RESUB.
REQUIRED: full app

REAPPEARANCE AT W/S REQUESTED: later

PROJECT NAME: Stillman S/P

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: Miss Stillman; Pat Brady

MUNIC. REPS PRESENT: BLDG INSP. consult M. L.
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Pietrak property on Steele Rd.
- Short w/ road access aside 20 not 25
- Use problem - 3 different offices, need to accessability each floor.
- isoles for Hg. landscaping.
- forming 1/2 mile / Pat meet w/ Jim Lellan - drainage problem in area?
- need for curbs? ck in field.
- Field VISIT, rec for P/B
- Sign 64 SF total all faces.

Pass A

4MJ91 pbwsform



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

STILLMAN
☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor

P/B # 98 - 26

WORK SESSION DATE: 6 May 1997

APPLICANT RESUB.
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: NO

PROJECT NAME: Stillman

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Pet Brady

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

covert bldg.
topo needed
gravel pks as is no add'l paving
encroachment (exist) pks to New



1763

RECEIVED AUG 7 1998

98 - 26

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION**TYPE OF APPLICATION (check appropriate item):**Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit _____Tax Map Designation: Sec. 4 Block 1 Lot 71

1. Name of Project STEELE ROAD PROFESSIONAL BORROWING
2. Owner of Record DEBRA STELLMAN Phone (914) 566-0441
Address: 18 JODIE DRIVE NEWBURGH, N.Y. 12550
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant DEBRA STELLMAN Phone (SAME)
Address: (SAME)
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan LAWLER, MATUSKY & SKELLY INC. Phone (914) 735-8300
Address: 1 BLUE HILL RAZA P.O. BOX 1509 PEARL RIVER N.Y. 10965
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney JAMES LOEB ESQ. Phone (914) 565-1100
Address ONE CORWIN COURT NEWBURGH N.Y. 12550
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:
PATRICK BRIDY (914) 735-8300
(Name) (Phone)
7. Project Location:
On the SOUTH side of STEELE ROAD 200 feet \pm
(Direction) (Street) (No.)
EAST of N.Y.S. ROUTE 207
(Direction) (Street)
8. Project Data: Acreage 0.346 ACRES Zone PI School Dist. NEWBURGH

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No ✓

*This information can be verified in the Assessor's Office.

*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".

10. Description of Project: (Use, Size, Number of Lots, etc.) SITE PLAN FOR AN EXISTING BUILDING - CHANGE OF USE FROM AUTO RESTORATION TO BUSINESS & PROFESSIONAL OFFICES.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes ✓ no _____

12. Has a Special Permit previously been granted for this property? yes _____ no ✓

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

4th DAY OF August 1998

Chris Scibelli
CHRIS SCIBELLI
Notary Public, State of New York
No. 24-4814694
Qualified in Orange County
Commission Expires September 30, 1998

NOTARY PUBLIC

Qualified in Orange County

Commission Expires September 30, 1998

Debra Stillman

APPLICANT'S SIGNATURE

DEBRA STILLMAN

Please Print Applicant's Name as Signed

TOWN USE ONLY:

DATE APPLICATION RECEIVED

98 - 26
APPLICATION NUMBER

PROJECT I.D. NUMBER

617.21

SEQR

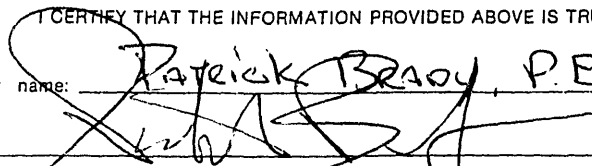
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT / SPONSOR DEBRA STILMAN	2. PROJECT NAME STEELE ROAD PROFESSIONAL BUILDING
3. PROJECT LOCATION: Municipality TOWN OF NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) PROJECT IS LOCATED ON THE SOUTHERLY SIDE OF STEELE ROAD APPROX. 200'± EAST OF N.Y.S. ROUTE 207 (LITTLE BRITAIN ROAD).	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: THE PROJECT IS TO CONVERT AN EXIST. 2-STORY BUILDING INTO BUSINESS & PROFESSIONAL OFFICES	
7. AMOUNT OF LAND AFFECTED: Initially 0.346 acres Ultimately 0.346 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: ZONE (PI) - RAWLED INDUSTRIAL	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: PATRICK BRADY, P.E. PROJECT ENGINEER Date: 8/5/98 Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

RECEIVED AUG 7 1998

98 - 26

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.</p>	
<p>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly</p>	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

_____ Name of Lead Agency

_____ Print or Type Name of Responsible Officer in Lead Agency _____ Title of Responsible Officer

_____ Signature of Responsible Officer in Lead Agency _____ Signature of Preparer (If different from responsible officer)

_____ Date

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

DEBRA STILLMAN, deposes and says that he resides
(OWNER)
at 18 JODI DRIVE, NEWBURGH in the County of ORANGE
(OWNER'S ADDRESS)
and State of NEW YORK and that he is the owner of property tax map
(Sec. 4 Block 1 Lot 71)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in
the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

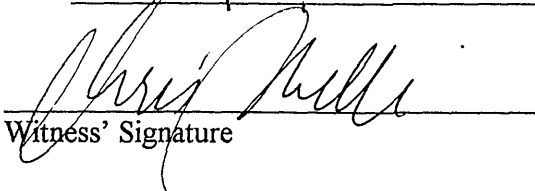
Patrick Brady of LAULER MATUSKY & SKELLY ENGINEERS LLP ONE BUSE AVE. ROZA
PEARL RIVER, N.Y. 10965
P.O. Box 1509
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date:

AUG 5 1998

Witness' Signature

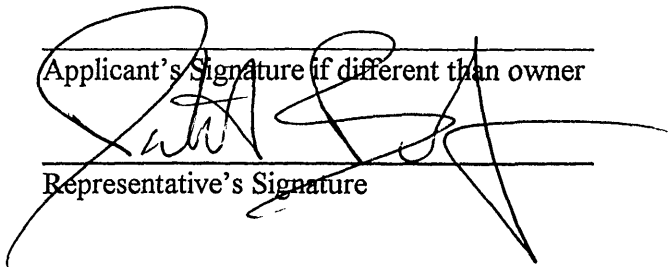


Owner's Signature

Debra Stillman

Applicant's Signature (if different than owner)

Representative's Signature



**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

RECEIVED AUG 7 1998

98 - 26

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. ☒ Site Plan Title
2. ☒ Applicant's Name(s)
3. ☒ Applicant's Address
4. ☒ Site Plan Preparer's Name
5. ☒ Site Plan Preparer's Address
6. ☒ Drawing Date
7. ☒ Revision Dates
8. ☒ Area Map Inset
9. ☒ Site Designation
10. ☒ Properties within 500' of site
11. ☒ Property Owners (Item #10)
12. ☒ Plot Plan
13. ☒ Scale (1" = 50' or lesser)
14. ☒ Metes and Bounds
15. ☒ Zoning Designation
16. ☒ North Arrow
17. ☒ Abutting Property Owners
18. ☒ Existing Building Locations
19. ☒ Existing Paved Areas
20. ☒ Existing Vegetation
21. ☒ Existing Access & Egress

PROPOSED IMPROVEMENTS

- 22. ☐ Landscaping
- 23. ☒ Exterior Lighting
- 24. ☒ Screening
- 25. ☒ Access & Egress
- 26. ☒ Parking Areas
- 27. ☐ Loading Areas
- 28. ☒ Paving Details (Items 25 - 27)
- 29. ☐ Curbing Locations
- 30. ☐ Curbing through section
- 31. ☐ Catch Basin Locations
- 32. ☐ Catch Basin Through Section
- 33. ☒ Storm Drainage
- 34. ☒ Refuse Storage
- 35. ☐ Other Outdoor Storage
- 36. ☒ Water Supply
- 37. ☐ Sanitary Disposal System
- 38. ☐ Fire Hydrants
- 39. ☒ Building Locations
- 40. ☒ Building Setbacks
- 41. ☒ Front Building Elevations
- 42. ☐ Divisions of Occupancy
- 43. ☐ Sign Details
- 44. ☒ Bulk Table Inset
- 45. 15,100 Property Area (Nearest 100 sq. ft.)
- 46. 2,279 Building Coverage (sq. ft.)
- 47. 15% Building Coverage (% of total area)
- 48. 8,242 Pavement Coverage (sq. ft.)
- 49. 55% Pavement Coverage (% of total area)
- 50. 4,527 Open Space (sq. ft.)
- 51. 30% Open Space (% of total area)
- 52. 19 No. of parking spaces proposed
- 53. 18 No. of parking spaces required

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. _____ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. _____ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

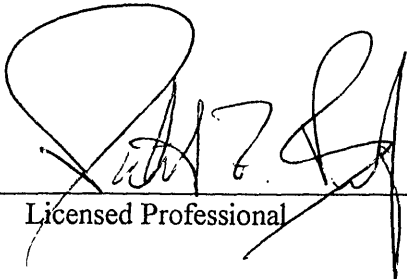
"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  8/5/98
Licensed Professional Date

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0001684
"XX"

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

PROPERTY IS NOT IN A
FLOOD ZONE


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PLANNING BOARD APPLICATION SUBMITTAL CHECKLIST

The following items are to be returned to the Planning Board Secretary, complete as a package, to make application to appear before the Planning Board:

- | | <u>CHECK OFF</u> |
|--|------------------|
| 1. Completed Page 1 and 2 of Application form. | <u>✓</u> |
| 2. Agricultural Data Statement (If you answer "yes" to #9 on application) | <u>N/A</u> |
| 3. Applicant/Owner Proxy Statement (<u>MUST HAVE</u>). | <u>✓</u> |
| 4. Applicable completed "Check List" for subdivision/L.L. Chg. or Site Plan | <u>✓</u> |
| 5. Short Form EAF (Unless instructed to prepare long form). | <u>✓</u> |
| 6. Flood Hazard Area Development Application. | <u>✓</u> |
| 7. SEPARATE CHECKS AS FOLLOWS: (Choose appropriate category for your project) | |

SITE PLANS: (INCLUDING SPECIAL PERMIT)

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Application fee.....\$100.00

Escrow (\$750.00 - \$2,000.00) amount set at workshop \$ 750.00
(Additional escrow due for multi-family dwellings)

SUBDIVISIONS:

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Application Fee...(minor subdivision only).....\$ 50.00

Application Fee...(major subdivision only).....\$100.00

Escrow:

Residential: \$150.00 each for first 4 lots

\$ 75.00 for each additional lot -

Total:\$

Commercial: \$ 400.00 each for first 4 lots

\$ 200.00 for each additional lot -

Total:\$

LOT LINE CHANGE:

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Application fee.....\$50.00

Escrow...(\$150.00 - \$400.00) amount set at workshop.....\$

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**PLEASE NOTE: ADDITIONAL FEES DUE UPON COMPLETION OF
PLANNING BOARD REVIEW.**

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McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
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- ☐ Branch Office
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Milford, Pennsylvania 18337
(717) 296-2765

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor P/B # 98-26
WORK SESSION DATE: 19 AUG 98 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: new plan.
PROJECT NAME: Steele Rd.
PROJECT STATUS: NEW _____ OLD X
REPRESENTATIVE PRESENT: Pat Brady
MUNIC. REPS PRESENT: BLDG INSP. _____
FIRE INSP. Ruck
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

ck plan - all OK

next agenda he turned in plans.

A

4MJE91 pbwsform